

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
W/S Miller Lane, 1/2 mile S of \* DEPUTY ZONING COMMISSIONER  
Mt. Carmel Road (16724 Miller Lane) \* OF BALTIMORE COUNTY  
7th Election District \* Case No. 92-366-X  
3rd Councilmanic District  
Deborah Rollins Frank  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Deborah and George Frank, by and through their attorney, Roger Elliott, Esquire. The Petitioners request a special exception to use the subject property as an animal boarding place and riding stable, pursuant to Section 1A01.2.C.2 and 17 of the Baltimore County Zoning Regulations (B.C.Z.R.), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Deborah Frank, appeared and testified on behalf of the Petition, and was represented by Roger Elliott, Esquire. Numerous residents of the area appeared in opposition to the relief requested.

Testimony indicated that the subject property, known as 16724 Miller Lane, consists of approximately 70 acres zoned R.C. 2, and is improved with a single family dwelling, a barn, various pasture land, and paddocks. The Petitioner filed the instant Petition as a result of a complaint filed by an adjoining property owner as to the use of the property as a riding stable. Deborah Frank testified that she has been a riding teacher and horsebreeder for the past 40 years. She testified that she and her husband have operated the subject riding stable for the past 3 and 1/2 years and was unaware of the need for a special exception. Mrs. Frank stated that at the time of her purchase of the property, there were 22

horses living on the site and she believed that she could continue to utilize the property as a riding stable. Mrs. Frank testified that there are currently 40 horses and ponies kept on the farm. Of those, 7 horses are boarded there by their respective owners, and 7 horses are used by Mrs. Frank to teach students horseback riding. Mrs. Frank testified that she currently teaches approximately 10 lessons per week and that this operation constitutes their sole income. Testimony indicated that the remaining horses and ponies kept on the property are used for breeding purposes or have been placed there for retirement.

Mrs. Frank testified that she placed the entire site into the agricultural trust and that it will remain in that trust for the next 25 years. She testified that she did this in order to preserve and maintain the agricultural use of this property as a horse farm.

Also appearing on behalf of the Petitioner was Frank Thompson. Mr. Thompson testified that he lives in the area and uses Miller Lane all the time. Mr. Thompson testified that Miller Lane is a safe road as long as people drive at the proper speed and use common sense.

Appearing and testifying in opposition to the Petitioner's request was Phil Santiago. Mr. Santiago expressed concerns over Miller Lane which is the access road to the subject site. He testified that Miller Lane is a very narrow country road and has several steep hills and sharp curves in it. He testified that it is very dangerous for two cars to pass on Miller Lane and that a commercial riding stable would attract additional traffic and make Miller Lane even more hazardous.

Also appearing and testifying in opposition to the Petitioners' request was Sue Santiago. She testified that she is very much concerned about the level of traffic on Miller Lane. She testified that her chil-

- 2 -

den walk along Miller Lane from the bus stop located at the intersection of Mt. Carmel Road and Miller Lane. She stated that it is very dangerous for children to walk along this road and that additional traffic could impose a more hazardous situation to the children walking to and from the bus stop.

The other Protestants appearing at the hearing basically voiced the same concerns as the previous witnesses. Ms. Cathy Warns did testify that on one occasion, the horses got loose from the Petitioner's property and came across her own property. Mrs. Frank stated that this did happen but that she took appropriate measures to insure that it would not happen again in the future. The cause of the horses getting out was that one of the gates was left open and the horses wandered out onto Mrs. Warn's property. Mrs. Frank testified that the entire site is fenced and that it is difficult for the horses to get out.

Testimony and evidence presented at the hearing indicated that the Petitioner has been operating at the subject location for the past 3 and 1/2 years. There was no testimony regarding any traffic accidents involving any of the students or patrons who utilize the Petitioner's farm for the boarding and riding of horses. There have been "near misses" between the residents who live in the area, but no real accidents. It appears that the present operation on the subject property poses no additional traffic hazard on Miller Lane other than what naturally exists by virtue of the narrow, winding nature of Miller Lane. However, any expansion of the Petitioner's use might pose a problem by virtue of additional traffic being generated. Therefore, I shall grant the continued use of the property as it exists today, but, there shall be no further expansion of such

- 3 -

use without a future public hearing on the appropriateness of such an expansion.

After the hearing, I found it necessary to make a site inspection of the property in order to familiarize myself with Miller Lane. I agree with the Protestants and all those who testified that Miller Lane is a narrow country road and is difficult to negotiate. There are several hills and sharp turns that could cause a problem if one driving Miller Lane is driving too quickly or does not use common sense. Therefore, it shall be the responsibility of Mrs. Frank to educate and advise her students and anyone else associated with her farm to use caution while traveling Miller Lane and be respectful of the residents who live in the area.

It is clear that the B.C.Z.R. permits the use proposed in the D.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

- 4 -

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of December, 1992 that the Petition for Special Exception to use the subject property as an animal boarding place and riding stable, pursuant to Section 1A01.2.C.2 and 17 of the Baltimore County Zoning Regulations (B.C.Z.R.), as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The use of the subject property as an animal boarding place and riding stable shall be limited to that which exists today in accordance with the following:

a) The Petitioner is limited to boarding 7 horses on the property at any one time.

b) The Petitioner is limited to keeping 7 horses on the property for purposes of teaching horseback riding.

c) All other horses on the property shall be for breeding purposes or shall be retired.

d) The Petitioner is limited to teaching 10 riding lessons per week. The Petitioner shall keep accurate records evidencing same.

3) The Petitioner shall maintain detailed records demonstrating those horses which are kept on the property for boarding purposes and those which are used for horseback riding lessons.

4) The Petitioner shall be prohibited from offering for sale any items from the subject property.

5) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property and all records associated with the riding stable to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

6) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 12/14/92  
By [Signature]

- 6 -

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

December 14, 1992

(410) 887-4386

Roger Elliott, Esquire  
1 Willow Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
W/S Miller Lane, 1/2 Mile S of Mt. Carmel Road  
(16724 Miller Lane)  
7th Election District - 3rd Councilmanic District  
Deborah Rollins Frank - Petitioner  
Case No. 92-366-X

Dear Mr. Elliott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Phil Santiago  
16801 Miller Lane, Parkton, Md. 21120

Mr. & Mrs. Robert D. Warns  
16710 Miller Lane, Parkton, Md. 21120

Ms. Jeanne R. Warns  
16729 Miller Lane, Parkton, Md. 21120

People's Counsel

File

ORDER RECEIVED FOR FILING  
Date 12/14/92  
By [Signature]

- 5 -

## Petition for Special Exception

to the Zoning Commissioner of Baltimore County

92-366-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Animal Boarding and Riding Stable

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Phone No.



ESTIMATED LENGTH OF HEARING (1/2HR) + 1HR.  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: [Signature] DATE: 12/20/92

ORDER RECEIVED FOR FILING  
Date 12/14/92  
By [Signature]

AJ:ggs

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 27, 1992

Roger Elliott, Esquire  
1 Willow Avenue  
Towson, MD 21204

RE: Item No. 377, Case No. 92-366-X  
Petitioner: George R. Frank, et ux  
Petition for Special Exception

Dear Mr. Elliott:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 28th day of March, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Rebeck Jr.*  
CHAIRMAN  
ZONING PLANS ADVISORY COMMITTEE

Petitioner: George Frank, et ux  
Petitioner's Attorney: Rodger Elliott

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: April 14, 1992

SUBJECT: Rollins - Frank Rendevous Farm

INFORMATION:

Item Number: 377

Petitioner: Deborah Robbins Frank

Property Size: 70 acres

Zoning: RC2

Requested Action: Special Exception for an animal boarding place and riding stable

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the subject property, staff has the following concerns:

The plan lacks sufficient information to provide a detailed analysis. The plat accompanying the petition should be revised to show adjacent land uses and ownership. In addition, access to the property should be clearly shown.

A field inspection in the vicinity of the subject request reveals that the predominant land use is agricultural. Miller Lane (which serves the applicant's property) is a very narrow rural road. When two vehicles pass on this lane, one vehicle must go onto the shoulder of the road where crops are planted in certain places. Presently, this appears to be a minor problem because traffic volume is low; however, some crop damage was noted near the shoulder due to off-road motor vehicle maneuvering.

377.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: April 14, 1992

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief  
Development Review Section  
Office of Planning and Zoning

SUBJECT: PETITIONS FROM ZONING  
ADVISORY COMMITTEE - March 30, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Theodore C. Solomon - Item No. 372  
James A. Brazil - Item No. 375  
Deborah Rollins Frank - Item No. 377  
Richard Bauman - Item No. 378  
Lakes Property Development Corp - Item No. 379

jm  
PETITNS2.ZON

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 1, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 30, 1992

This office has no comments for item numbers 363, 366, 367, 368, 369, 370, 371, 372, 374, 375, 377, 378, 379, 380, 381 and 382.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

March 27, 1992

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #377, Zoning Advisory Committee Meeting of March 30, 1992, Deborah Rollins Frank & George Frank, W/S Miller Lane, 1/2 mile S of Mt. Carmel Road (#16724 Miller Lane) D-7, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

More detailed information will be required concerning the proper disposal of animal wastes. Contact J. Robert Powell of this Office at 887-2762 prior to application for the building permit.

SSF:rmp

377.ZNG/GWRMP

APR 30 1992

ZONING OFFICE

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

APRIL 2, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DEBORAH ROLLINS FRANK AND GEORGE FRANK

Location: #16724 MILLER LANE

Item No.: 377(JRA) Zoning Agenda: MARCH 30, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Robert W. Bowling* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 30, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 363, 366, 367, 368, 369, 370, 371, 372, 374, 376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the Grendon Avenue widening should not be counted in the variance request.

For Items 373 and 375, we think that these sites are subject to Division II of the Development Regulations.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s



92-366-X  
887-3610

Clarify Error

# ZONING ENFORCEMENT

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt  
Zoning Commissioner March 23, 1992

FROM: James H. Thompson  
Zoning Enforcement Coordinator

SUBJECT: ITEM NO. 377  
PETITIONER: Deborah J. Rollins

VIOLATION CASE: # C92-158

LOCATION OF VIOLATION: 16724 Miller Lane Parkton  
Parkton, MD 21120

DEFENDANT: George W. Frank &  
Deborah J. Rollins-Frank, et al

ADDRESS: 16724 Miller Lane  
Parkton, MD 21120

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
Kathy Warns	16710 Miller Lane Parkton, MD 21120

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

JHT/FD/cer

William Donald Schaefer  
Governor  
Mehin A. Stansburg  
Lt. Governor



STATE OF MARYLAND  
DEPARTMENT OF AGRICULTURE

February 26, 1992

Wayne A. Cawley, Jr.  
Secretary  
Robert L. Walker  
County Secretary

## TO WHOM IT MAY CONCERN:

Rendez-Vous Farm has been licensed with the State Board of Inspection of Horse Riding Stables since 1975. The farm has been inspected yearly and has passed all inspections.

The license was originally issued Rendez-Vous Farm at 7911 Sherwood Avenue, Baltimore, MD 21204. When the stable moved to 16724 Miller Lane, Parkton, MD 21120, the facility was inspected and approved. Following the 6/26/89 inspection, Mrs. Frank requested advice concerning shelter, layout and management practices. I spent a day at the property and, based on my experience, discussed my suggestions.

Mrs. Frank has always made every effort to cooperate with the Board and comply with any recommendations.

The most recent inspection was 2/11/92. The stable passed this inspection.

Respectfully submitted,

Beverly A. Raymond  
Inspector

BAR

50 HARRY S. TRUMAN PARKWAY, ANNAPOLIS, MARYLAND 21401-7080

(410) 941-6700  
Baltimore/Annapolis Area



(301) 281-6106  
Washington Metro Area

OF COUNSEL,  
MAURICE L. ELLIOTT

ELLIOTT & ELLIOTT  
ATTORNEYS AT LAW

July 27, 1992

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

## POSTPONEMENT REQUEST

RE: Case No.: 92-366-X  
Legal Owner: George Land Deborah Frank  
Location: 16724 Miller Lane  
Hearing Date: August 26, 1992 at 11:00 a.m.

Dear Sir or Madam:

I would like to request a postponement of the August 26, 1992 hearing date with reference to the above as I will be out of town on a pre-scheduled vacation until Monday, August 31, 1992. Thank you for your attention to this matter.

Very truly yours,

Roger L. Elliott

RE/gab

RECEIVED  
JUL 28 1992  
ZONING OFFICE

To the Hearing Officer:

This Special Exception request for an animal boarding place and riding stable has been in the filing system since 3/20/92, as originally accepted by John Alexander. The request surfaced as a violation case in which inspector Frank DiMeglio advised the owner to file for the Special Exception. The hearing was set for 4/30/92 and then continued due to lack of sufficient information in the case file.

The property owner should have provided a more detailed site plan including, but not limited to, right-of-way widths of adjacent and access roads leading to the site, adjacent property owners and uses, and all improvements on the subject property.

After meeting with the property owner following the original hearing date, she had explained that she could not afford to have another survey and site plan completed. She made an attempt to collect the information that is normally required on the plan via photographs, tax maps, aerial photos, etc. She also stated that the main concerns from a protesting neighbor are possible increased traffic, horses walking on her property, and the disposal of manure. To the contrary, the owner said that these issues have never been problems and that she could obtain testimony from other neighbors supporting her opinion. Lastly, she told me that the operation is limited to: 7 school horses, 7 boarded horses for outside training, 7 privately owned horses by off-site people, 14 boarding stock and retired horses, 11 classes a week, and an average of 11 cars visiting daily.

If there are any other concerns and/or questions pertaining to this case, please contact me.

MITCHELL KELLMAN  
Planner II

MJK:jmb  
cc: Frank DiMeglio

92-366-X 31/7/92

To whom it may concern:

We have met Mr. & Mrs. Frank about 4 years ago they are very nice folks they join our property. We don't have any complaints against them all and their horses isn't no bother to us. There good neighbors.

There has been shores on that property where Mr. & Mrs. Frank lives at now. Since 1946 and through the years since I have seen there. Starting from past to present when was the first place which she had race horses, work horses and cattle on that land. When the Carrolls moved in they had horses. And then after that the Malones came along they had horses and cattle to. Before Mr. & Mrs. Frank moved up here about 4 years ago. I have never heard anyone complaining in the past about horses on that property.

Sincerely,  
Frank & Donna Thompson

RENDEZ-VOUS FARM  
16724 MILLER LANE  
PARKTON 21120

July 1992

NO MORE FROM THE AGRICULTURE TRUST  
Boarding, Training Teaching Operation.

7 School Horses  
7 Boarding & outside Training  
7 Owners owned in Training  
14 Boarding stock & retired horses.

11 classes a week if weather permits.

11 maxes average daily in good weather.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Cathy Warns	16710 Miller Lane Parkton, MD 21120
Sue Santiago	16801 Miller Lane Parkton, MD 21120
Phil Santiago	16801 Miller Lane Parkton, MD 21120
Jeanne R. Warns	16724 Miller Lane Parkton, MD 21120
Robert D. Warns	16710 Miller Lane Parkton, MD 21120

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Roger Elliott, counsel	16724 Miller Lane Parkton, MD 21120
Deborah J. Rollins-Frank	16724 Miller Lane Parkton, MD 21120

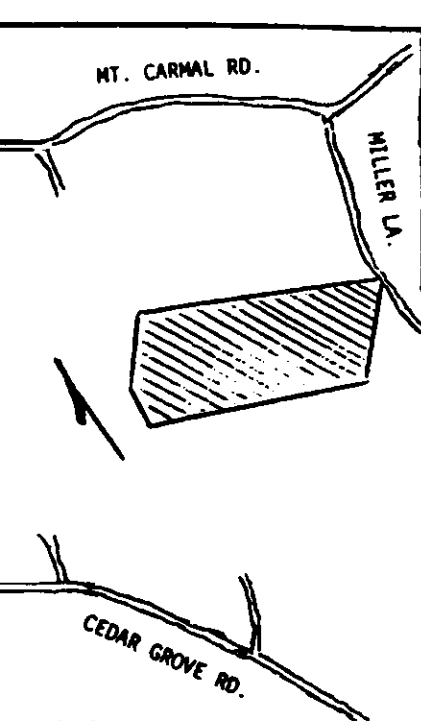
# Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 16724 Miller Lane, Parkton, Maryland 21120  
DEED REGISTER: Liber 7468; Folio 242  
OWNER: Deborah & George Rollins-Frank

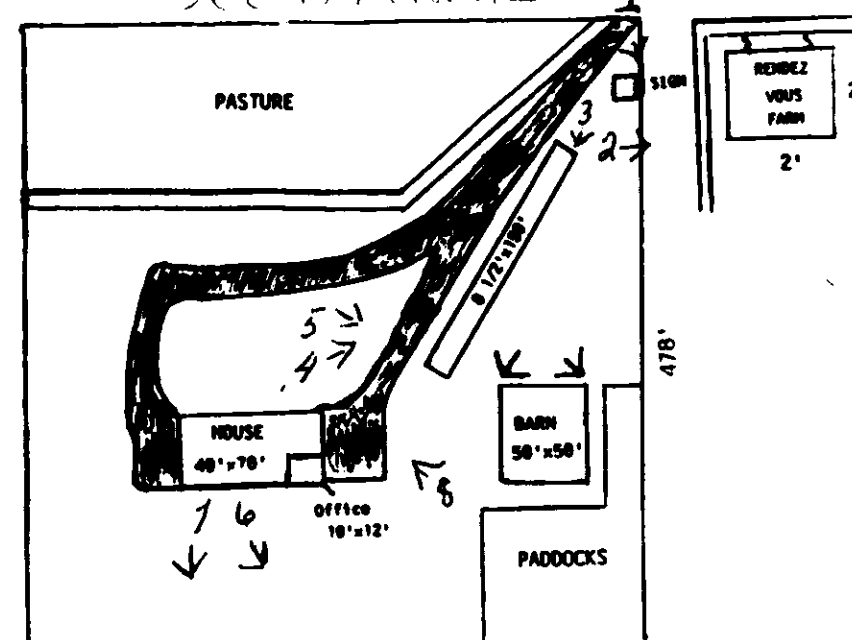
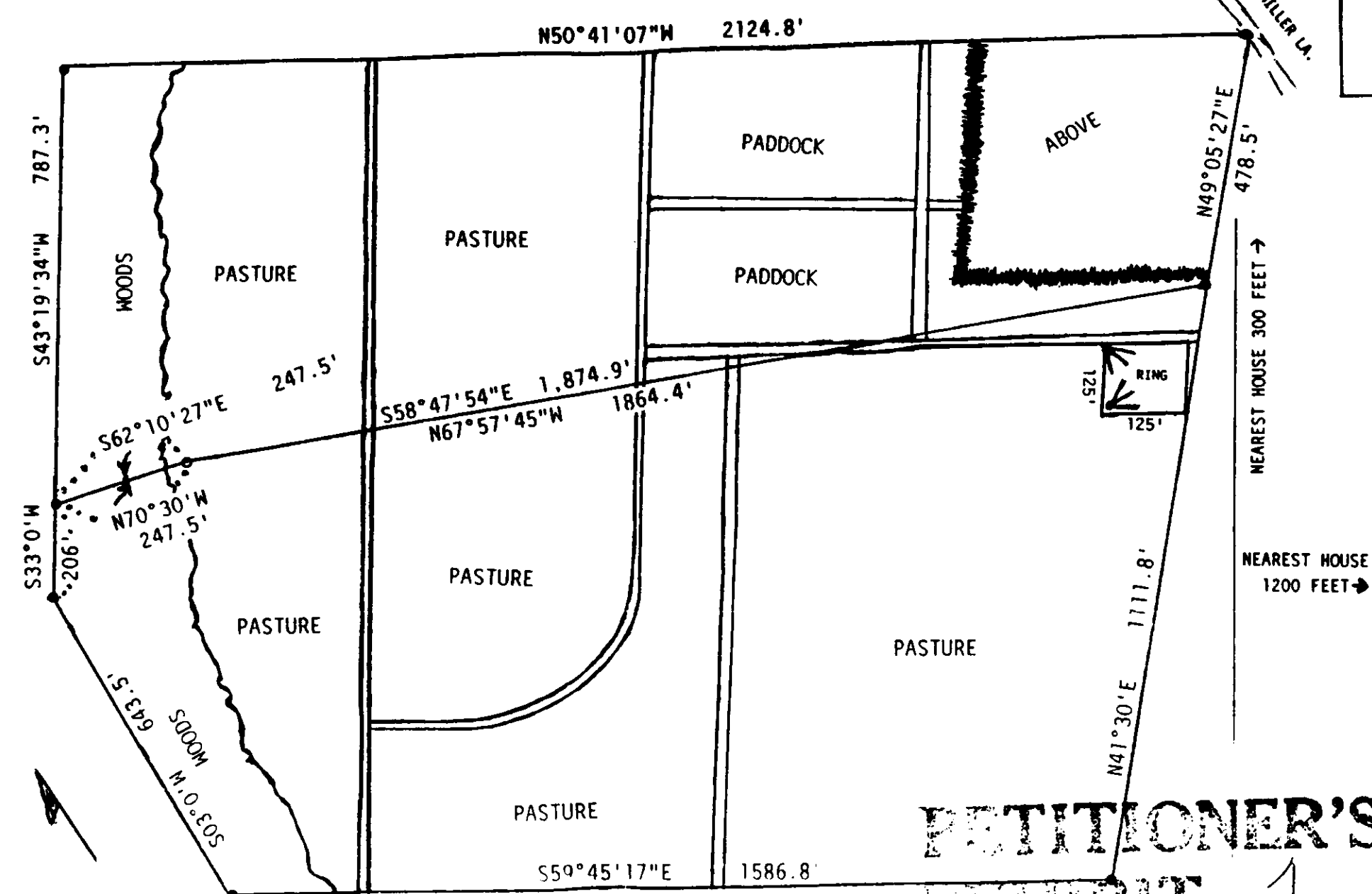
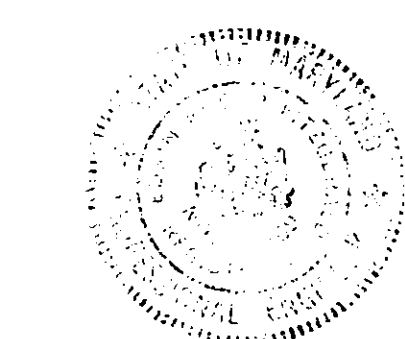
Boarding Horses 7  
School Horses 10 hours a week  
School Time

Parking Space 14  
Per Horse 14 Required  
Parking Provided 20

92-366-X



LOCATION PLAT  
ROLLINS-FRANK  
RENDZVOUS FARM  
N. BALT. COUNTY, MD  
SCALE: 1" = 250'

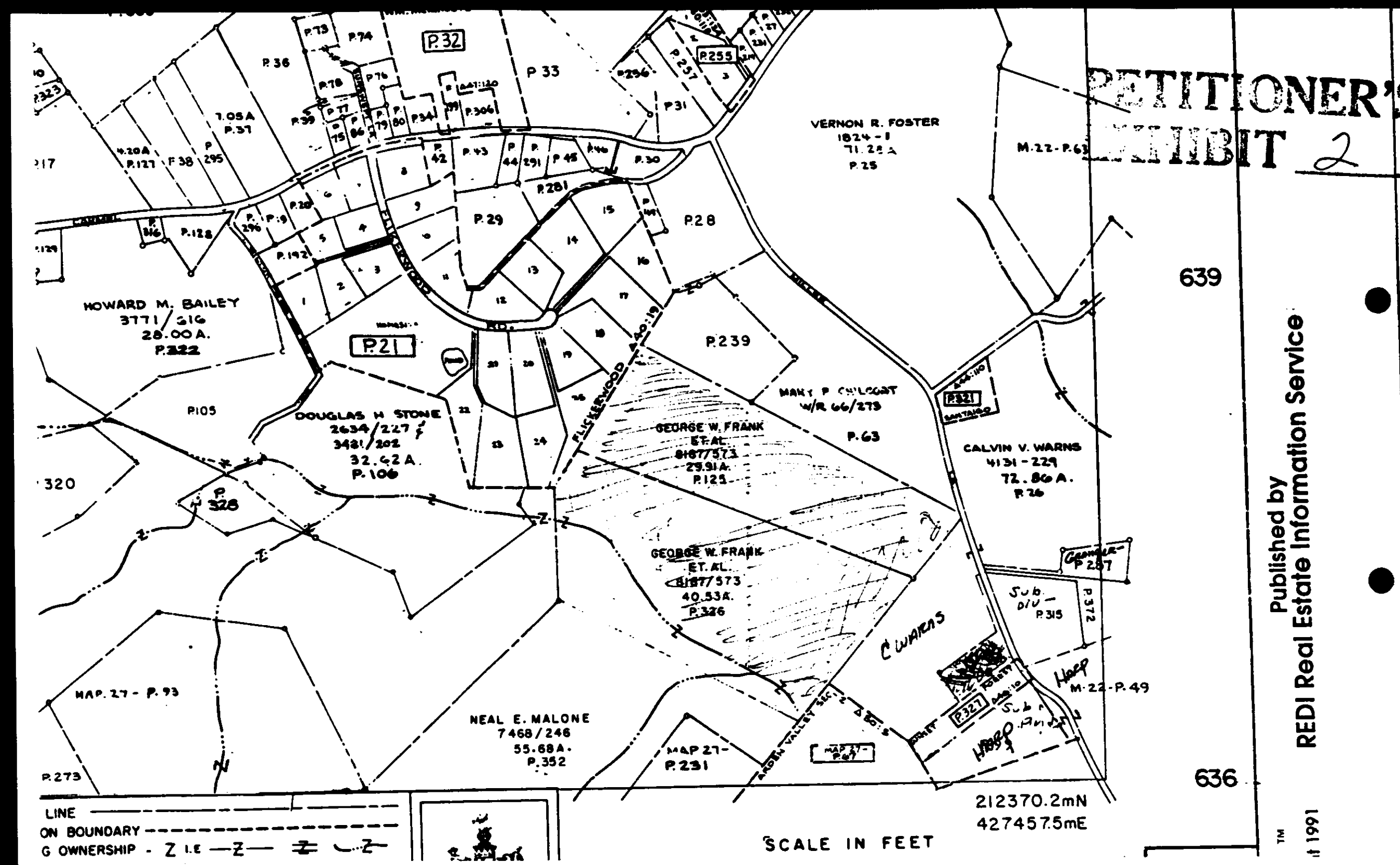


## LOCATION INFORMATION

Councilmanic District: 03  
Election District: 07  
1"=200' scale map #: NW.26-D & NW.27-D  
Zoning: R.C.-2  
Lot size: acreage square feet  
70 ACRES  
SEWER: PUBLIC ☒ PRIVATE ☐  
WATER: YES ☐ NO ☒  
Chesapeake Bay Critical Area: ☐  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

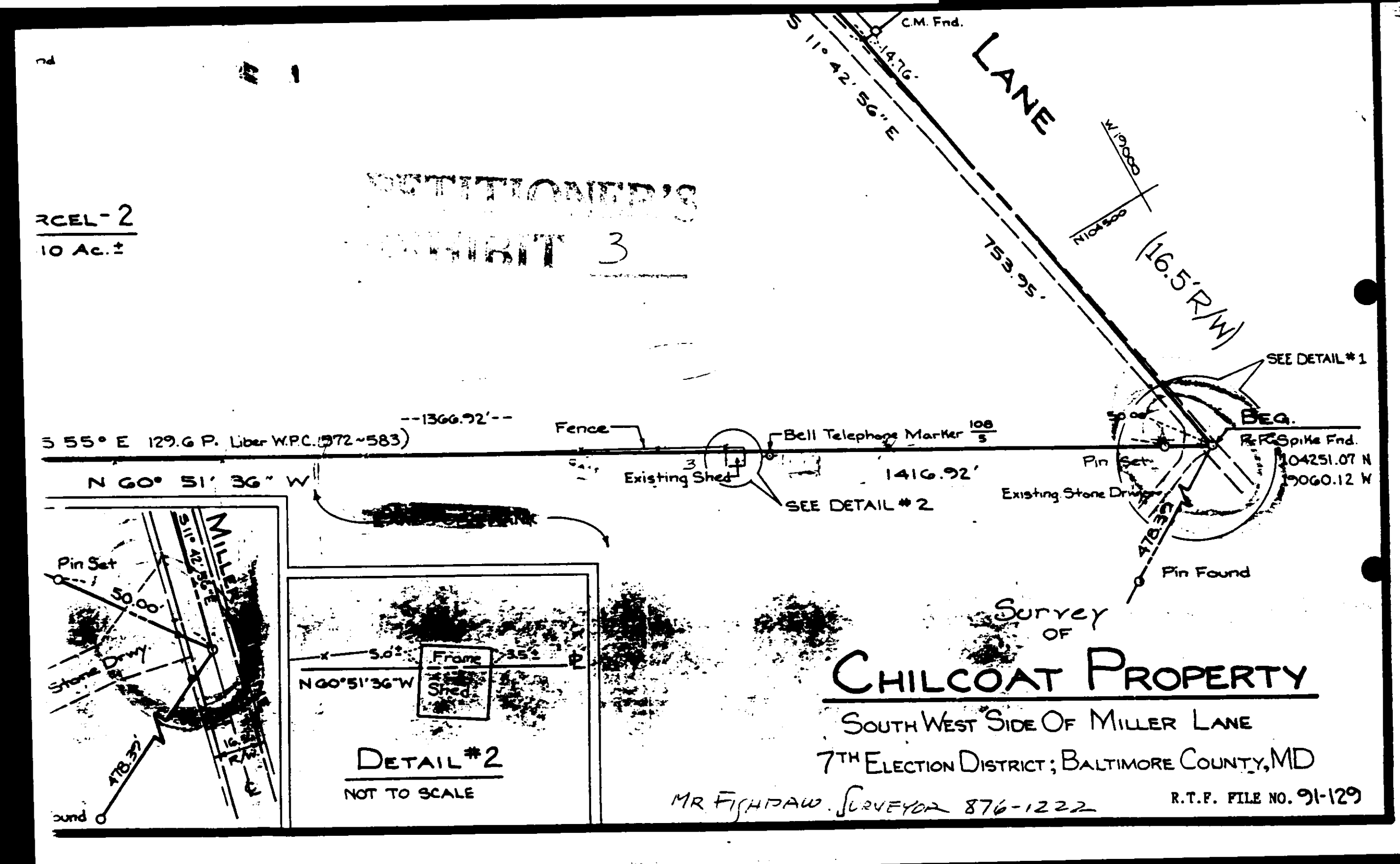
reviewed by: ITEM #: CASE #:  
377 377



PETITIONER'S  
EXHIBIT 2

Published by  
REDI Real Estate Information Service

1991



PETITIONER'S  
EXHIBIT 3

DETAIL #2  
NOT TO SCALE

CHILCOAT PROPERTY

SOUTH WEST SIDE OF MILLER LANE

7TH ELECTION DISTRICT; BALTIMORE COUNTY, MD

MR. FIDRAW SURVEYOR 876-1222 R.T.P. FILE NO. 91-129

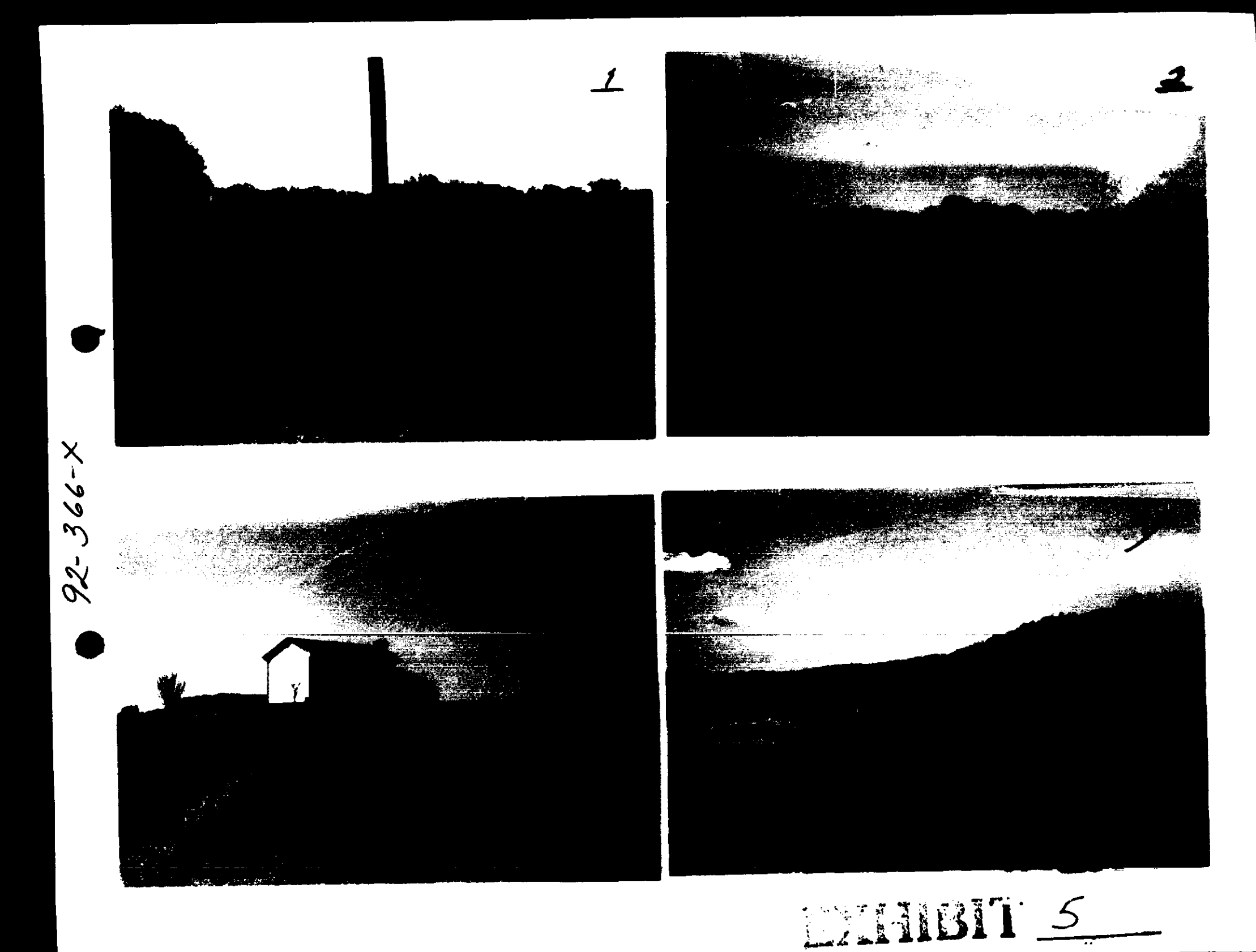


EXHIBIT 5

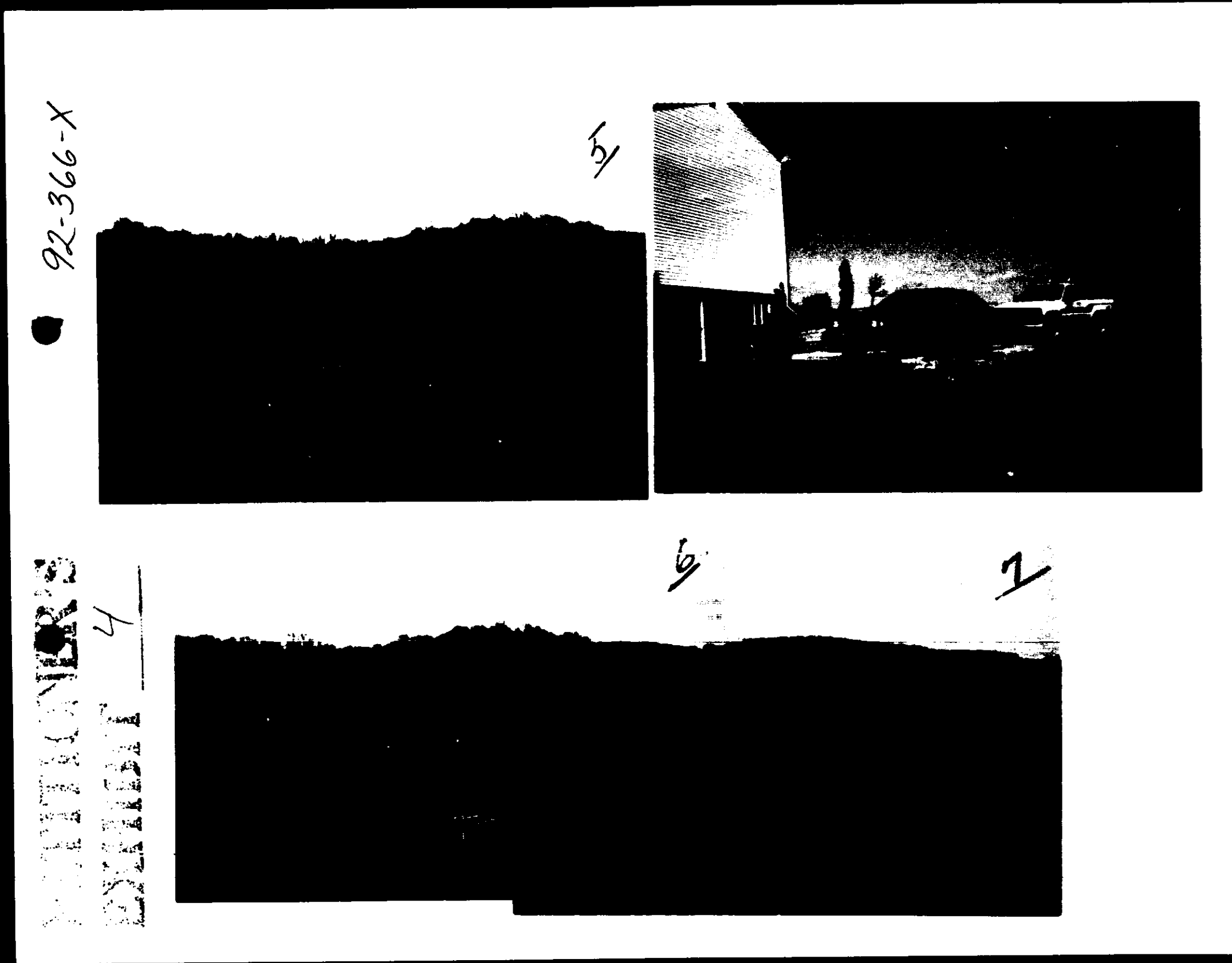


EXHIBIT 4

County Executive Dennis P. Rasmussen and the Baltimore County Council		HOLDING FACILITY/KENNEL/WILD ANIMAL LICENSE DEPARTMENT OF PERMITS & LICENSES 31 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 387-1630	
STATE LICENSE # 134	FEDERAL LICENSE	DATE ISSUED: August 20, 1992	
BALTIMORE COUNTY LICENSE # 60-S			
OWNER Deborah Rollins Frank 16724 Miller Lane Parkton, MD 21120		FACILITY Rendez-Vous Farm 16724 Miller Lane Parkton, MD 21120	
TYPE OF FACILITY: Riding Stable (Boarding & Training)			
WILD ANIMAL INFORMATION COMMON NAME:			
TYPE OF ANIMAL			
ZOOLOGICAL NAME: PURPOSE FOR KEEPING WILD ANIMAL:			
IN CASE OF EMERGENCY NOTIFY: NAME ADDRESS PHONE 303-2112			
APPROVED BY: DAVID DEGRANGE ISSUED BY:			
VALID: JULY 1, 1992 thru JUNE 30, 1993 *** THIS LICENSE MUST BE PUBLICLY DISPLAYED ***			

EXHIBIT 8

Petitioner's  
Exhibits 6-97  
(photographs)  
Case 92-366-X



Baltimore County Government  
Department of Permits and Licenses

111 West Chesapeake Avenue  
Towson, MD 21204

887-3610

February 6, 1997

Rendez-Vous Farm  
16724 Miller Rd.  
Parkton, MD 21120

TO WHOM IT MAY CONCERN:

The inspection of Rendez-Vous Farm, 16724 Miller Road, Parkton, has been noted as a very well maintained facility and in full compliance of the standards for holding facilities as addressed in the Baltimore County Code.

Most recent inspection was in August 5, 1996.

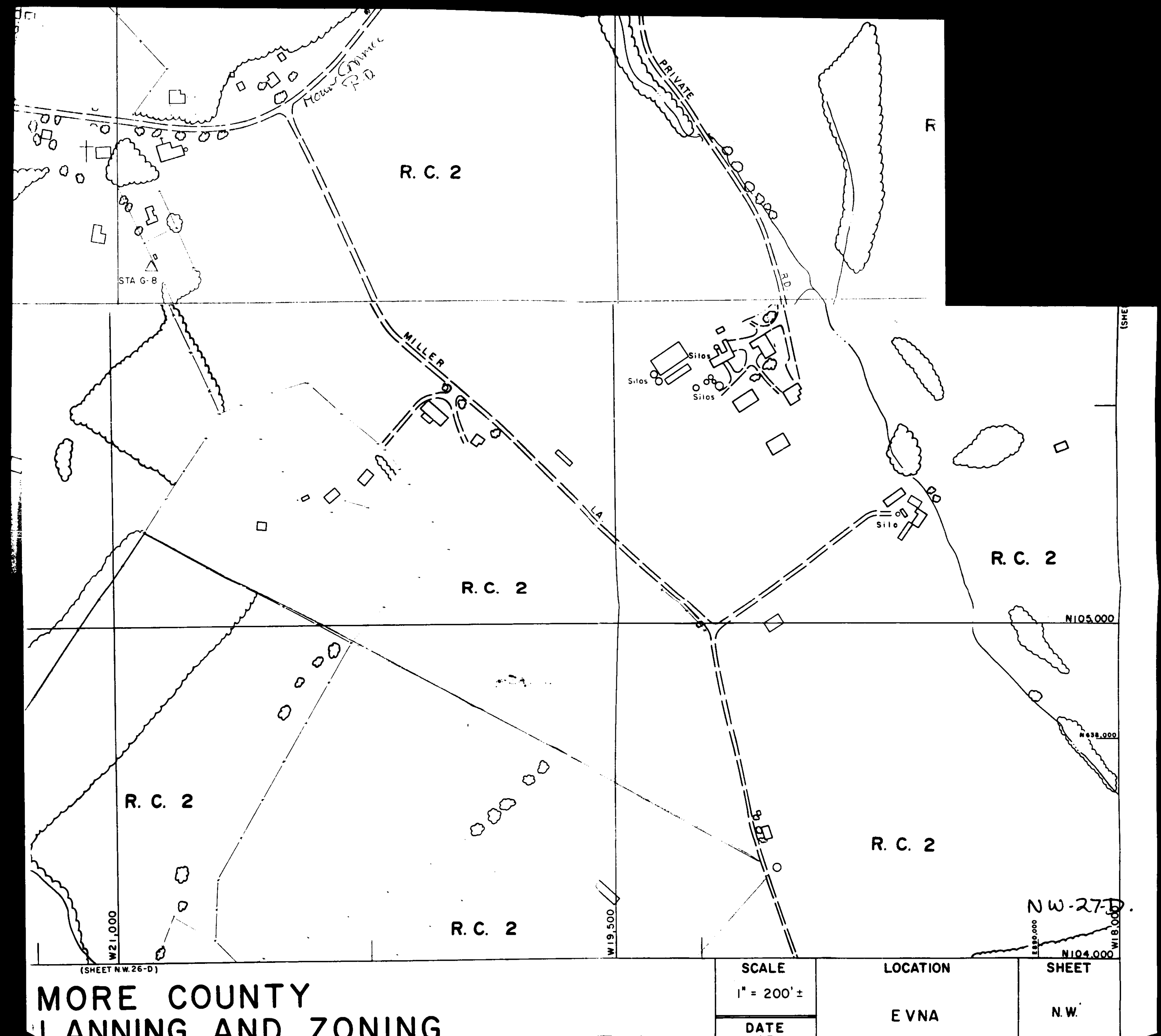
Mrs. Frank has had a stable license for the past thirteen years and all inspections have been listed as excellent or very good regarding the maintenance of her operation.

Sincerely,

Charles J. Eiler  
Charles J. Eiler, Inspector  
Animal Control Division  
13800 Manor Rd., Baldwin, MD 21013

CJE/as

PETITIONER'S  
EXHIBIT 9



Serving People and Maryland's Number One Industry - Agriculture

William Donald Schaefer  
Governor  
Melvin A. Steinberg  
Lt. Governor



STATE OF MARYLAND  
DEPARTMENT OF AGRICULTURE

February 26, 1992

Wayne A. Cawley, Jr.  
Secretary  
Robert L. Walker  
Deputy Secretary

TO WHOM IT MAY CONCERN:

Rendez-Vous Farm has been licensed with the State Board of Inspection of Horse Riding Stables since 1975. The farm has been inspected yearly and has passed all inspections.

The license was originally issued Rendez-Vous Farm at 7911 Sherwood Avenue, Baltimore, MD 21204. When the stable moved to 16724 Miller Lane, Parkton, MD 21120, the facility was inspected and approved. Following the 6/26/89 inspection, Mrs. Frank requested advice concerning shelter, layout and management practices. I spent a day at the property and, based on my experience, discussed my suggestions.

Mrs. Frank has always made every effort to cooperate with the Board and comply with any recommendations.

The most recent inspection was 2/11/92. The stable passed this inspection.

Respectfully submitted,

Beverly A. Raymond  
Beverly A. Raymond  
Inspector

BAR

PETITIONER'S  
EXHIBIT 10

50 HARRY S TRUMAN PARKWAY, ANNAPOLIS, MARYLAND 21401-7080

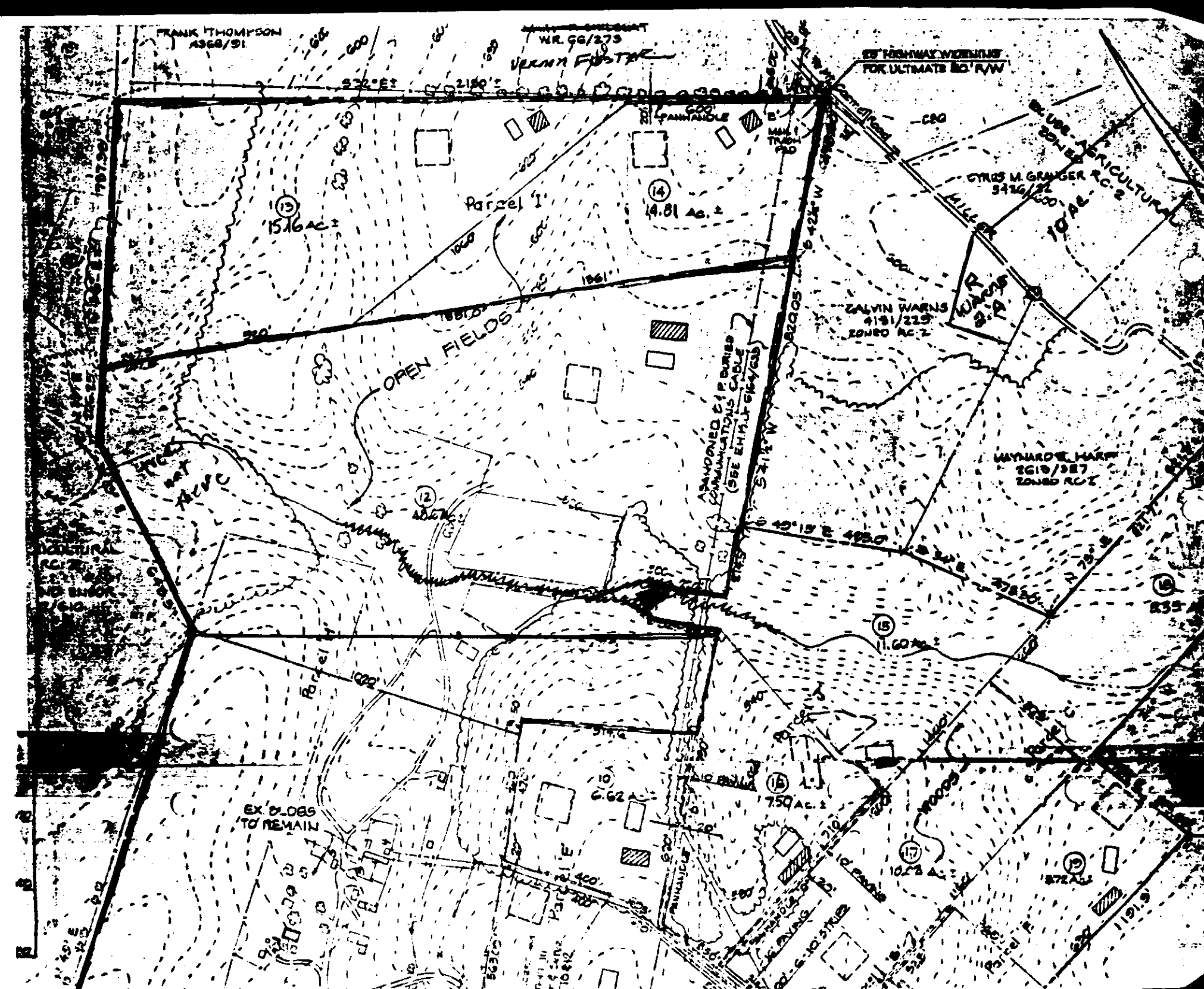
(410) 841-5700  
Baltimore/Annapolis Area

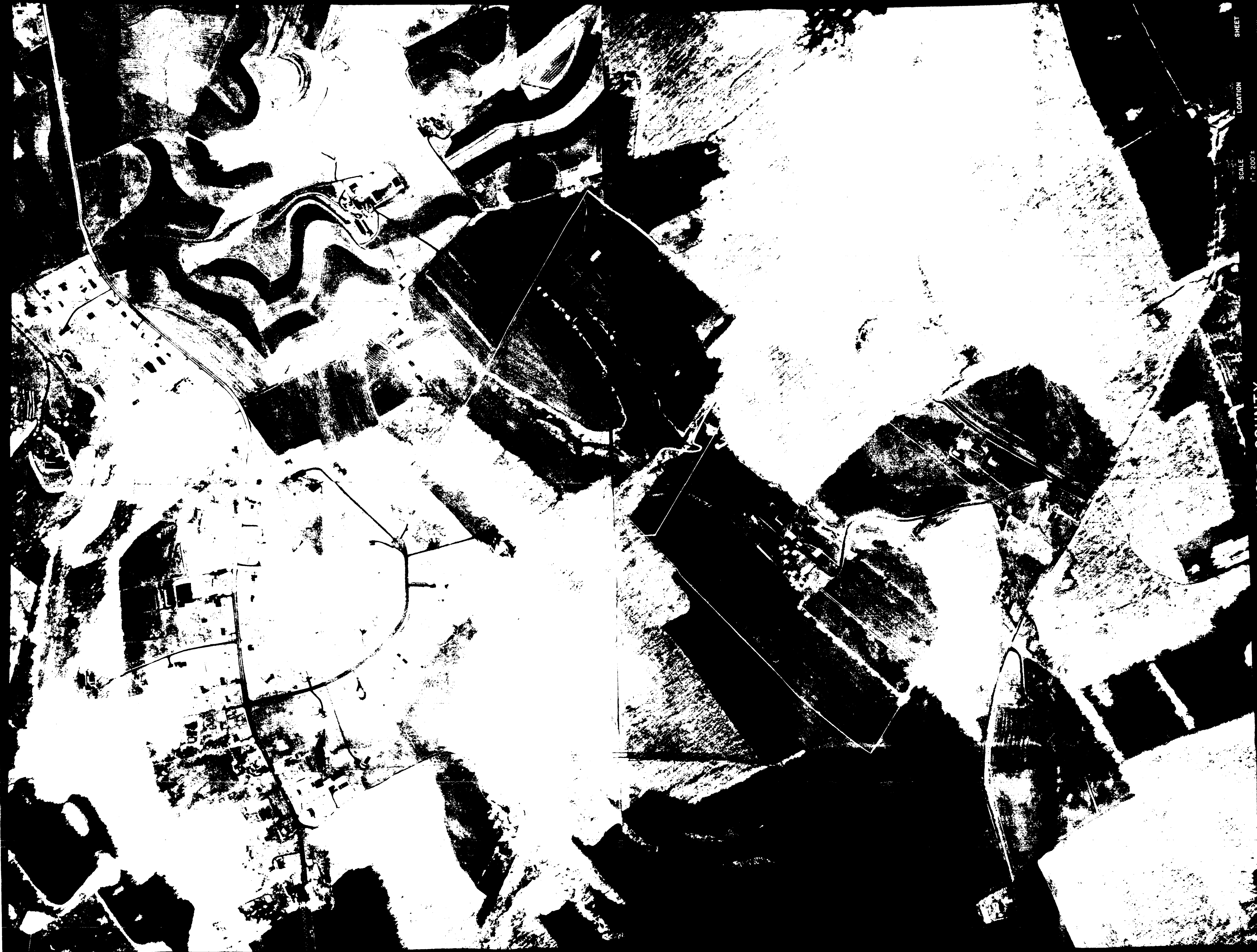


(301) 281-8108  
Washington Metro Area

Frank's Farm  
Baldwin

7/27/95 - 95/1





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

LOCATION

BACON HALL

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

SHEET #377

N W 26-D